

MOSTYN AVENUE, BURY, BL9 6NP



- Two Bedroom
- Recently Renovated
- No Onward Chain Delay
- Ideal First Time Buy
- Close To Clarence Park
- Close To A Number Of Transport Links
- Early Viewing Advised

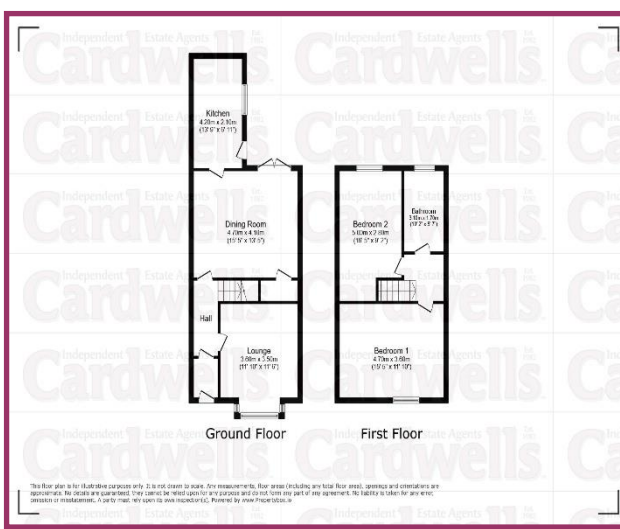


O/O £180,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Cardwells Estate Agents are delighted to bring to the market this recently renovated two-bedroom mid-terrace property. Beautifully presented throughout and offered with no onward chain, this attractive home briefly comprises an entrance hallway, lounge, dining room, kitchen, two bedrooms and a newly fitted bathroom. Externally, the property is garden-fronted with an enclosed rear yard. Ideally located close to the Lido and Clarence Park, this home would make an excellent purchase for a first-time buyer. Conveniently positioned just a short drive from Bury Town Centre and within easy reach of local amenities and shops. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Radiator. Ceiling light point. Stairs to first floor.

Lounge 11' 10" x 11' 6" (3.60m x 3.50m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Laminate flooring.

Dining Room 15' 5" x 13' 5" (4.70m x 4.10m) UPVC double glazed patio doors to rear aspect. Radiator. Ceiling light point. Laminate flooring. Under stairs storage.

Kitchen 13' 9" x 6' 11" (4.2m x 2.1m) UPVC double glazed window and door to side aspect. Radiator. Spotlighting. A range of newly fitted wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Laminate flooring.

Bathroom 10' 2" x 5' 7" (3.1m x 1.7m) Newly fitted shower bath with overhead thermostatic shower. Low flush wc. Wash hand basin. Wall and floor tiling. Radiator. Spotlighting.

Bedroom 1 15' 5" x 11' 10" (4.7m x 3.6m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 2 16' 5" x 9' 2" (5.0m x 2.8m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Externally Garden fronted with an enclosed rear paved yard.

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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, 999 year lease dated 24/12/1908. With 882 Years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is B rated which is at an approximate annual cost of £1,878 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is set not set within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding.

Thinking Of Selling If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"